

THE LAW OFFICE OF EDWARD HANRATTY

Edward Hanratty, Esq.
Admitted in NJ, PA, WV
www.centralnewjerseybankruptcylawyer.com

57 West Main Street, Suite 2D
Freehold, NJ 07728
Tel: 732-301-4649
Fax: 732-734-0651

August 19, 2022

Hon. Michael B. Kaplan, Chief Judge
United States Bankruptcy Court
402 East State Street
Trenton, NJ 08608
Via: Electronic Court Filing

Re: Eliezer Mordan
Case No. 22-10573-MBK

Your Honor:

This office represents the above mentioned debtor.

Enclosed please find the following documents in connection with the above matter:

- Current Market Analysis with List of Repairs needed;
- Certification on Income; and
- Profit & Loss – Second Quarter 2022.

Should you have any questions or concerns, please do not hesitate to contact our office.

Very yours truly,

/s/ Edward Hanratty
EDWARD HANRATTY, ESQ.
For the firm

Cc: Albert Russo, Chapter 13 Trustee



www.NewJerseyRealtyllc.com

Comparative Market Analysis

Eliezer Mordan

53 Brandon Ave Monroe Twp. NJ 08831

Tel: 856-912-9750

PREPARED BY:

Listing Agent: MATTHEW GORHAM

Cell: 732-406-8947

Fax: 609-655-9255

integer88@yahoo.com

NEW JERSEY REALTY, LLC

Office: 609-655-9222

Toll Free: 1-866-772-9900

Phone: 609-655-9222

174 Prospect Plains Rd. • Monroe Twp., NJ 08831

Fax: 609-655-9255

37 N. Main St. • Cranbury, NJ 08512

Fax: 609-235-4663





www.NewJerseyRealtyllc.com

August 15, 2022

Dear Ms. Mordan

Thank you for the opportunity of providing you with this Comparable Market Analysis for your property. The other properties included in this analysis represent those that most closely match the features of your property and that are currently on the market or are under contract or have been sold; this information is provided primarily through the Garden State Multiple Listing Service. (Please be aware that this analysis is not an appraisal and should not be regarded as equivalent to an appraisal). Based on the current market, your property is most similar to comparable property located on 4 Clark Ct. in Monroe. 4 Clark sold less than six months ago for \$890,000. However, that property is in pristine condition. Your property has an estimated amount of repairs needed surpassing \$100,000. It is my expert opinion that your property should be listed at \$790,000. I look forward to working with you as your real estate professional. Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,

Matthew Gorham

Thank you for you business, your referral is my greatest compliment,



Toll Free: 1-866-772-9900
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CMA Subject Property Report

Middlesex Monroe Twp. (2112)

53 Brandon Ave

List Price: \$

Residential Client Full Report

MLS#:		Section:		LP:	\$
Status:	1	ZN:		OLP:	\$
Rms:		GRS:		SP:	
Bdrm:		MSJR:		LD:	
FB:		HS:		FSD:	
HB:		Acres:	0.60	UCD:	
ZIP:	08831	LtSz:	26,000 SQ.FT.	CD:	
RZIP:		SqFt:		ADM:	
Block:	109.61	CLR:		DOM:	
Lot:	20	CL:		SDA:	
Unit #:		GSMLS.com:			
Floor #:		YB/Desc/Ren:	/ /		
Bldg #:		PSubType:			
FHA55+:		Style:			
Pets:					

Applncs:
Bsmnt: /
Dine:
Exclu:
FirePl: /
Floor:

INTERIOR

Handicap Modified:
IntFeat:
Kitch:
MastBr:
MstBath:
P-Use:
In-law Suite: /

EXTERIOR / OTHER FEATURES

Amnt:
Drive: /
Exterior:
ExtFeat:

Garage: /
LotDesc:
Pool: /
Roof:

ROOM DIMENSIONS

LivRm: /	DinRm: /	Kitch: /	Den: /	FamRm: /
Mstr: /	Bed2: /	Bed3: /	Bed4: /	
: /	: /	: /	: /	

LevelB:
LevelG:
Level1:
Level2:
Level3:
OthLev:
Attic:

UTILITIES

Heat:	Sewer:
Cool:	Utilities:
Fuel:	Water:
Service:	WtrHt:

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$19,666* / 2021*	TaxRt: 2.635* / 2021	BldAsmt: \$514,500*	LndAsmt: \$231,000*	TotAsmt: \$745,500*
Fee: \$ /	AppFee: \$	FarmAsm:	HmWrnty:	OTP:
Other: \$ /	Easement: /			
FeeIncl:				

Middlesex Monroe Twp. (2112)

337 Spotswood Englishtown Rd

List Price: \$749,999

Residential Client Full Report



MLS#: 3772754	Section:	LP: \$749,999
Status: A	ZN:	OLP: \$749,999
Rms: 7	GRS:	SP:
Bdrm: 4	MSJR:	LD: 04/01/2022
FB: 4	HS:	FSD:
HB: 0	Acres: 0.25	UCD:
ZIP: 08831-8629	LtSz: 10,836 SQ.FT./0.25 AC	CD:
RZIP:	SqFt: 4500	ADM: 19
Block: 160.20	CLR:	DOM: 19
Lot: 26.4	CL: No	SDA: No
Unit #:	GSMLS.com: Yes	
Floor #:	YB/Desc/Ren: 2007 / Approximate /	
Bldg #:	PSubType: Single Family	
FHA55+: No	Style: Contemporary	
Pets:		

Directions: Google Maps

Remarks: Introducing this meticulously built and designed single family home, boasting 4 total bedrooms, 4 bathrooms and a fully finished basement with separate walk out entrance! The second floor features a laundry area and the master suite with a gorgeous bathroom and a walk in closet. The backyard is spacious & private and new mechanicals have been installed.

INTERIOR

Applncs: Carbon Monoxide Detector, Dishwasher, Dryer, Microwave Oven, Refrigerator, Range/Oven-Gas, Washer	Handicap Modified: No
Bsmnt: Yes / Finished	IntFeat: High Ceilings, Smoke Detector
Dine: Formal Dining Room	Kitch: Center Island, Pantry, Separate Dining Area
Exclu:	MastBr: Full Bath, Walk-In Closet
FirePl: 0 /	MstBath: Stall Shower And Tub
Floor: Carpeting, Tile, Wood	P-Use:
	In-law Suite: No/

EXTERIOR / OTHER FEATURES

Amnt:	Garage: 2 / Attached Garage, Garage Door Opener, Inside Entrance, Oversize Garage
Drive: 4 / Additional Parking	LotDesc:
Exterior: Brick, Vinyl Siding	Pool: No/
ExtFeat:	Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: / First	DinRm: / First	Kitch: / First	Den: / Basement	FamRm: / First
Mstr: / Second	Bed2: / Second	Bed3: / Second	Bed4: / Second	
: /	: /	: /	: /	

LevelB: Office, Utility Room
LevelG:
Level1:
Level2:
Level3:
OthLev:
Attic:

UTILITIES

Heat: 1 Unit, Forced Hot Air	Sewer: Public Sewer
Cool: 2 Units, Central Air	Utilities: Electric, Gas-Natural
Fuel: Gas-Natural	Water: Public Water
Service: Cable TV Available	WtrHt:

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$14,524* / 2021*	TaxRt: 2.635* / 2021	BldAsmt: \$395,700*	LndAsmt: \$154,900*	TotAsmt: \$550,600*
Fee: \$ /	AppFee: \$	FarmAsmt:	HmWrnty: No	OTP: Fee Simple
Other: \$ /	Easement: No /			
FeeIncl:				

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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

Middlesex Monroe Twp. (2112)

54 E Sedgewick St

List Price: \$569,000

Residential Client Full Report



MLS#:	3722905	Section:		LP:	\$569,000
Status:	S	ZN:		OLP:	\$599,000
Rms:	10	GRS:		SP:	\$560,000
Bdrm:	6	MSJR:		LD:	06/24/2021
FB:	3	HS:		FSD:	
HB:	1	Acres:	0.66	UCD:	11/16/2021
ZIP:	08831-1211	LtSz:	28,512 SF/0.65 AC	CD:	02/21/2022
RZIP:		SqFt:		ADM:	145
Block:	103	CLR:		DOM:	145
Lot:	44.1	CL:	No	SDA:	
Unit #:		GSMLS.com:	Yes		
Floor #:		YB/Desc/Ren:	2007 / Approximate /		
Bldg #:		PSubType:	Single Family		
FHA55+:	No	Style:	Contemporary		
Pets:					

Directions: Helmetta Road to E Sedgewick St.

Remarks: BEAUTIFUL AND SPACIOUS 6 BEDROOMS 3.5 BATH PLUS FINISHED BASEMENT CONTEMPORARY HOUSE BUILT IN 2007. THE PROPERTY FEATURES SOLAR PANEL WHICH HAS A 20 YEAR LEASE AT \$165 PER MONTH, HIGH CEILINGS, FOYER ENTRANCE, FIRST FLOOR HAS THE KITCHEN, LIVING ROOM, DINING ROOM, 1/2 BATH EXT TO THE BACKYARD. IT ALSO HAS A VERY NICE FINISHED BASEMENT. CENTRAL A/C FORCED HOT AIR.

INTERIOR

Applncs: Carbon Monoxide Detector, Dishwasher, Dryer, Kitchen Exhaust Fan, Microwave
Oven, Range/Oven-Gas, Washer
Bsmnt: Yes / Finished, Full
Dine:
Exclu:
FirePl: 0 /
Floor:

Handicap Modified:
IntFeat:
Kitch: See Remarks
MastBr:
MstBath:
P-Use:
In-law Suite: /

EXTERIOR / OTHER FEATURES

Amnt:
Drive: / See Remarks
Exterior: Aluminum Siding
ExtFeat:

Garage: 1 / Attached Garage
LotDesc:
Pool: /
Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: /	DinRm: /	Kitch: /	Den: /	FamRm: /
Mstr: /	Bed2: /	Bed3: /	Bed4: /	
: /	: /	: /	: /	

LevelB:
LevelG:
Level1:
Level2:
Level3:
OthLev:
Attic:

UTILITIES

Heat: 2 Units, Forced Hot Air
Cool: 2 Units, Central Air
Fuel: Gas-Natural, Solar-Leased
Service:

Sewer: Public Sewer
Utilities: All Underground, Electric, Gas-Natural
Water: Public Water
WtrHt:

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$10,605 / 2020*	TaxRt: 2.638* / 2020	BldAsmt: \$284,000*	LndAsmt: \$147,800*	TotAsmt: \$431,800*
Fee: \$ /	AppFee: \$	FarmAsm:	HmWrnty:	OTP: Fee Simple
Other: \$ /	Easement: No /			
FeeInd:				

Middlesex Monroe Twp. (2112)

136 N Bergen Mills Rd

List Price: \$675,000

Residential Client Full Report



MLS#: 3738132
Status: 5
Rms: 12
Bdrm: 4
FB: 3
HB: 1
ZIP: 08831-8002
RZIP:
Block: 21
Lot: 2.9
Unit #:
Floor #:
Bldg #:
FHA55+: No
Pets: Yes

Section:
ZN: Res
GRS:
MSJR:
HS:
Acres: 3.02
LtSz: 3.02 ACRES
SqFt: 4037
CLR:
CL: No
GSMLS.com: Yes
YB/Desc/Ren: 2000 / Approximate /
PSubType: Single Family
Style: Colonial

LP: \$675,000
OLP: \$849,000
SP: \$675,000
LD: 08/31/2021
FSD:
UCD: 01/06/2022
CD: 03/18/2022
ADM: 127
DOM: 128
SDA: No

Directions: Head east on Federal Rd toward N Bergen Mills Rd. Turn right onto N Bergen Mills Rd.

Remarks: Don't miss this Estate Brick front Custom Colonial on a 3.02 park like acres offering 4 large bedrooms & 3.5 bathrooms, hardwood floors, 3 Fireplaces, Center Island Eat in Kitchen with wood cabinets, granite counters and stone range hood, deck & a spacious backyard w/ in-ground pool and paver patio! TONS of Potential!! Being sold AS IS, WHERE IS, Buyer is responsible for all inspections, CO, & certifications. All information & property details set forth in this listing, including all utilities & all room dimensions are approximate, are deemed reliable but not guaranteed & should be independently verified if any person intends to engage in a transaction based upon it. Seller/current owner does not represent and/or guarantee that all property information & details have been provided in this MLS listing.

INTERIOR

Applncs: Dishwasher, Microwave Oven, Refrigerator, Range/Oven-Gas
Bsmnt: Yes / Finished-Partially, Full
Dine:
Exclu:
FirePl: 3 / Great Room, Living Room, Wood Burning
Floor: Carpeting, Tile, Wood

Handicap Modified:
IntFeat: Cathedral Ceiling, High Ceilings, Stall Shower
Kitch: Center Island, Eat-In Kitchen, Separate Dining Area
MastBr: Full Bath, Walk-In Closet
MstBath: Stall Shower And Tub
P-Use:
In-law Suite: Yes/

EXTERIOR / OTHER FEATURES

Amnt:
Drive: 10 / Blacktop, Driveway-Exclusive
Exterior: Brick, Stucco - Fabricated/Masonry
ExtFeat: Deck, Patio

Garage: 2 / Built-In Garage
LotDesc: Open Lot, Wooded Lot
Pool: Yes/In-Ground Pool
Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: / First
Mstr: / Second
: /

DinRm: / First
Bed2: / Second
: /

Kitch: / First
Bed3: / Second
: /

Den: /
Bed4: / Second
: /

FamRm: / First

LevelB:
LevelG:
Level1:
Level2:
Level3:
OthLev:
Attic:

UTILITIES

Heat: Baseboard - Hotwater
Cool: Central Air
Fuel: Gas-Propane Owned, Oil Tank Below Ground
Service:

Sewer: Septic
Utilities: Electric, Gas-Propane
Water: Well
WtrHt:

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$18,106* / 2020*
Fee: \$ /
Other: \$ /
FeeIncl:

TaxRt: 2.658* / 2020
AppFee: \$
Easement: Unknown /

BldAsmt: \$491,000*
FarmAsmt:

LndAsmt: \$190,200*
HmWrnty:

TotAsmt: \$681,200*
OTP: Fee Simple

Middlesex Monroe Twp. (2112)

512 Spotswood Gravel Hill Rd

List Price: \$769,000

Residential Client Full Report



MLS#: 3720849
Status: S
Rms: 9
Bdrm: 5
FB: 3
HB: 0
ZIP: 08831-8670
RZIP:
Block: 148.41
Lot: 38
Unit #:
Floor #:
Bldg #:
FHA55+: No
Pets:

Section: Monroe
ZN:
GRS:
MSJR:
HS:
Acres: 0.46
LtSz: 20,000 SQ.FT.
SqFt: 3407
CLR:
CL: No
GSMLS.com: Yes
YB/Desc/Ren: 2003 / Approximate /
PSubType: Single Family
Style: Colonial

LP: \$769,000
OLP: \$769,000
SP: \$785,000
LD: 06/15/2021
FSD:
UCD: 06/29/2021
CD: 08/23/2021
ADM: 14
DOM: 14
SDA: Yes

Directions: Summerhill Rd, R. on Main, L on Devoe, R on Erickson, L on Spotswood Gravel Hill.

Remarks: Must See!! Beautiful Brick front, landscaped center hall colonial with 2 story foyer. Kitchen has European white cabinets with centerisland, stainless steel appliances and Corian counter tops. Featuring 5 bedrooms, 3 full baths, with spacious master Bedroom with beautiful sitting area, master Closet. Also has a first floor bedroom with easy access to a full bathroom and French door access to the Living Room. 2 story Family room with large windows for plenty of natural light. Dining room has a tray ceiling with recessed lighting. Hardwood floors throughout the first level, with tile floors in the kitchen.

INTERIOR

Applncs: Carbon Monoxide Detector, Central Vacuum, Dishwasher, Dryer, Microwave Oven, Self Cleaning Oven, Refrigerator, Range/Oven-Gas, Washer
Bsmnt: Yes / Full
Dine: Formal Dining Room
Exclu:
FirePl: 1 / Gas Fireplace
Floor: Carpeting, Tile, Wood

Handicap Modified:
IntFeat:
Kitch: Eat-In Kitchen, Pantry, Separate Dining Area
MastBr:
MstBath:
P-Use:
In-law Suite: /

EXTERIOR / OTHER FEATURES

Amnt:
Drive: / 2 Car Width, Blacktop
Exterior: Brick, Vinyl Siding
ExtFeat: Vinyl Fence, Patio

Garage: 2 / Attached Garage
LotDesc:
Pool: /
Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: / **DinRm:** / **Kitch:** / **Den:** / **FamRm:** /
Mstr: / **Bed2:** / **Bed3:** / **Bed4:** /
: / **:** / **:** / **:** /

LevelB:
LevelG:
Level1: 1 Bedroom, Bath(s) Other, Dining Room, Family Room, Foyer, Kitchen, Laundry Room, Living Room, Pantry
Level2: 4 Or More Bedrooms, Bath Main, Bath(s) Other
Level3:
OthLev:
Attic:

UTILITIES

Heat: Forced Hot Air, Multi-Zone
Cool: Central Air, Multi-Zone Cooling
Fuel: Gas-Natural
Service:
Sewer: Public Sewer
Utilities: All Underground
Water: Public Water
WtrHt: Gas

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$15,495* / 2020* **TaxRt:** 2.638* / 2020 **BldAsmt:** \$361,500* **LndAsmt:** \$225,900* **TotAsmt:** \$587,400*
Fee: \$ / **AppFee:** \$ **FarmAsm:** **HmWrnty:** Yes **OTP:** Fee Simple
Other: \$ / **Easement:** Unknown /

Middlesex Monroe Twp. (2112)

109 MASTERS DR

List Price: \$799,000

Residential Client Full Report



MLS#: 3681747
Status: S
Rms: 11
Bdrm: 4
FB: 4
HB: 0
ZIP: 08831-8919
RZIP:
Block: 35.37
Lot: 1
Unit #:
Floor #:
Bldg #:
FHA55+: Yes
Pets: Yes

Section:
ZN:
GRS:
MSJR:
HS:
Acres: 0.15
LtSz: 6,628 SQ.FT.
SqFt:
CLR:
CL: Yes
GSMLS.com: Yes
YB/Desc/Ren: 2013 / Approximate /
PSubType: Single Family
Style: Colonial

LP: \$799,000
OLP: \$799,000
SP: \$770,000
LD: 12/04/2020
FSD:
UCD: 03/24/2021
CD: 07/23/2021
ADM: 110
DOM: 110
SDA:

Directions: Country Club Dr to Kings Mill to Riviera to Tournament to Masters

Remarks: Country club 55+luxury living. 3100+ sq ft of luxury! Open floor plan, custom home on private wooded lot. Upgraded entry door that welcomes you to the sweeping staircase, the LR w/crown moldings, open concept Great Room, formal Dining Room, gourmet Kitchen w/ upgraded cabinets, granite countertops & lrg breakfast bar, and a sun filled Morning Rm, this home offers a lifestyle to be envied. The Primary Suite with tray ceiling overlooks the grounds and has a large Bath, a guest Bedroom with ensuite Bath and the Laundry Room complete the 1st fl. The 2nd, 2nd mater, 2 guest bedrooms and full bath. The large Fin Basement has plenty of room. Private expanded patio, Country Club with a 9 hole Golf Course, tennis, bocci, pool, and all amenities you would expect in this prestigious Regency community.

INTERIOR

Applncs: Dishwasher, Dryer, Kitchen Exhaust Fan, Microwave Oven, Refrigerator, Range/Oven-Gas, Washer
Bsmnt: Yes / Finished
Dine: Formal Dining Room
Exclu:
FirePl: 1 / Family Room
Floor: Carpeting, Tile, Wood

Handicap Modified:
IntFeat: Security System, Stall Shower And Tub, Walk-In Closet
Kitch: Eat-In Kitchen
MastBr: Full Bath, 1st Floor, Walk-In Closet
MstBath: Stall Shower And Tub
P-Use:
In-law Suite: /

EXTERIOR / OTHER FEATURES

Amnt: Billiards Room, Club House, Exercise Room, Pool-Indoor, Pool-Outdoor, Tennis Courts
Drive: 2 / Blacktop
Exterior: Brick, Vinyl Siding
ExtFeat: Patio

Garage: 2 / Attached Garage
LotDesc: Level Lot
Pool: Yes/Association Pool, Indoor Pool, In-Ground Pool, Outdoor Pool
Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: / First	DinRm: / First	Kitch: / First	Den: / First	FamRm: / First
Mstr: / First	Bed2: / Second	Bed3: / Second	Bed4: / Second	
: /	: /	: /	: /	

LevelB: Bath(s) Other, Exercise Room, Game Room, Rec Room, Utility Room

LevelG:

Level1: 2 Bedrooms, Bath Main, Bath(s) Other, Den, Dining Room, Family Room, Kitchen

Level2: 2 Bedrooms, Bath(s) Other, Loft

Level3:

OthLev:

Attic:

UTILITIES

Heat: Forced Hot Air, Multi-Zone
Cool: Central Air, Multi-Zone Cooling
Fuel: Gas-Natural
Service:

Sewer: Public Sewer
Utilities: Gas-Natural
Water: Public Water
WtrHt: Gas

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$12,726* / 2019*	TaxRt: 2.456* / 2019	BldAsmt: \$398,200*	LndAsmt: \$120,000*	TotAsmt: \$518,200*
Fee: \$392 / Monthly	AppFee: \$	FarmAsm:	HmWrnty:	OTP: Fee Simple
Other: \$ /	Easement: Unknown /			

Feelncd: Maintenance-Common Area, Maintenance-Exterior, Snow Removal

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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

Middlesex Monroe Twp. (2112)

4 Clark Ct

List Price: \$859,900

Residential Client Full Report



MLS#: 3740000
Status: S
Rms: 11
Bdrm: 5
FB: 4
HB: 0
ZIP: 08831-4035
RZIP:
Block: 109.5
Lot: 1.8
Unit #:
Floor #:
Bldg #:
FHA55+: No
Pets:

Section:
ZN:
GRS:
MSJR:
HS:
Acres: 0.70
LtSz: .70 ACRES
SqFt: 2932
CLR:
CL: No
GSMLS.com: Yes
YB/Desc/Ren: 1997 / Approximate /
PSubType: Single Family
Style: Colonial, Detached

LP: \$859,900
OLP: \$859,900
SP: \$890,000
LD: 09/10/2021
FSD:
UCD: 10/05/2021
CD: 11/24/2021
ADM: 25
DOM: 25
SDA: Yes

Directions: Pergola to Dipierro to Dante to Clark

INTERIOR

Applncs: Central Vacuum, Dishwasher, Dryer, Kitchen Exhaust Fan, Microwave Oven, Wall Oven(s) - Gas, Refrigerator, Range/Oven-Gas, Washer
Bsmnt: Yes / Finished, Full, Walkout
Dine: Formal Dining Room
Exclu: Chandelier in dining room, TV in basement
FirePl: 1 / Gas Fireplace, Living Room
Floor: Marble, Stone, Wood

Handicap Modified: No
IntFeat:
Kitch: Eat-In Kitchen
MastBr: Sitting Room, Walk-In Closet
MstBath:
P-Use:
In-Jaw Suite: Yes/Bedroom 2, Full Bath, Kitchen, Living Room, Separate Entrance

EXTERIOR / OTHER FEATURES

Amnt:
Drive: / 2 Car Width
Exterior: Brick, Vinyl Siding
ExtFeat:

Garage: 2 / Attached Garage
LotDesc:
Pool: Yes/In-Ground Pool
Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: / First
Mstr: / First
Bedroom: /Basement
LevelB: 2 Bedrooms, Kitchen, Laundry Room, Walkout
LevelG:
Level1:
Level2:
Level3:
OthLev:
Attic:

DinRm: / First
Bed2: / Second
Kitchen: /Basement

Kitch: / First
Bed3: / Second
Bathroom: /Basement

Den: /
Bed4: / Second
Bedroom: /Basement

FamRm: / First

UTILITIES

Heat: Forced Hot Air
Cool: Central Air
Fuel: Gas-Natural
Service:

Sewer: Public Sewer
Utilities: All Underground
Water: Public Water
WtrHt:

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$15,854* / 2020*
Fee: \$ /
Other: \$ /
FeeIncl:
TaxRt: 2.658* / 2020
AppFee: \$
Easement: Unknown /

BldAsmt: \$364,800*
FarmAsm:
LndAsmt: \$231,700*
HmWrnty:

TotAsmt: \$596,500*
OTP: Fee Simple

Middlesex Monroe Twp. (2112)

11 Legends Dr

List Price: \$1,200,000

Residential Client Full Report

MLS#: 3721106 **Section:** The Legends of Monroe
Status: S **ZN:**
Rms: 14 **GRS:**
Bdrm: 5 **MSJR:**
FB: 3 **HS:**
HB: 1 **Acres:** 0.69
ZIP: 08831-3281 **LtSz:** 30,000 SQ.FT.
RZIP: **SqFt:** 4681
Block: 77.6 **CLR:**
Lot: 2 **CL:** No
Unit #: **GSMLS.com:** Yes
Floor #: **YB/Desc/REN:** 2004 / Approximate /
Bldg #: **PSubType:** Single Family
FHA55+: No **Style:** Colonial, Custom Home, Development Home
Pets:

LP: \$1,200,000
OLP: \$1,200,000
SP: \$1,075,000
LD: 06/17/2021
FSD:
UCD: 06/26/2021
CD: 07/29/2021
ADM: 9
DOM: 9
SDA: Yes

Directions: Legends Drive

Remarks: This is the ONE, Vacation at Home! The Legends of Monroe-"4,681SF Bennington Model-DREAM ESTATE w/Back Yard OASIS & LIBRARY"*Artist Inspired*ENERGY STAR-"5 TRUE Bedroom Estate", 3 Car Garage*Private/Gorgeous 3/4 Acre Lot*Location Location Location*Loaded w/Structural Upgrades: Brick Entry Arch, 2 Door Lead Glass Entry,(2 Story "Sunken" Great Room "Bumped out extra 3 Feet" 20x20, Raised Hearth Wood Fireplace),Trey Ceilings in AMAZING-KINGS Suit w/Sitting Room-Gorgeous Bath-Enormous Closet, "Rounded" Bridge/Loft, Floor to Ceiling-Hand Made Custom 2 Story-Full Wall Library w/Cabinets-Secret Satshes-Ladder-Granite-Gas Fire Place-Cabinets-Atrium Window, Extra Course(height) Poured Concrete Basement, Beautiful Sunroom w/Sky light & Anderson Sliders, Dinning Room Bay Window,

INTERIOR

Applincs: Carbon Monoxide Detector, Central Vacuum, Cooktop - Gas, Dishwasher, Dryer, Kitchen Exhaust Fan, Microwave Oven, Wall Oven(s) - Electric, Refrigerator, See Remarks, Washer, Wine Refrigerator
Bsmnt: Yes / Full
Dine: Formal Dining Room
Exclu: Library Light,Mirrors,TV,Art,Studio Tent,sconces&library ent. curtains
FirePl: 2 / Gas Fireplace, Wood Burning
Floor: Carpeting, See Remarks, Wood

Handicap Modified:

IntFeat: Cathedral Ceiling, High Ceilings, Intercom, Security System, Skylight, Smoke Detector, Stall Shower And Tub, Walk-In Closet
Kitch: Center Island, Eat-In Kitchen, Pantry
MastBr: Full Bath, Other Room, Sitting Room, Walk-In Closet
MstBath: Jetted Tub, Stall Shower And Tub
P-Use:
In-law Suite: /

EXTERIOR / OTHER FEATURES

Amnt:
Drive: / 2 Car Width, Blacktop, Lighting
Exterior: Brick, Vinyl Siding
ExtFeat: Curbs, Deck, Open Porch(es), Patio, Sidewalk, Underground Lawn Sprinkler

Garage: 3 / Attached Garage, Built-In Garage, Garage Door Opener, Oversize Garage
LotDesc:
Pool: Yes/Heated, In-Ground Pool, Outdoor Pool
Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: / **DinRm:** / **Kitch:** / **Den:** / **FamRm:** /
Mstr: / **Bed2:** / **Bed3:** / **Bed4:** /
: / **:** / **:** / **:** /

LevelB: See Remarks, Utility Room**LevelG:****Level1:** 1 Bedroom, Bath(s) Other, Breakfast Room, Dining Room, Family Room, Foyer, Great Room, Kitchen, Laundry Room, Library, Living Room, Pantry, Porch, Powder Room, Sunroom**Level2:** 4 Or More Bedrooms, Bath Main, Bath(s) Other, Loft, Sitting Room**Level3:** Attic**OthLev:****Attic:****UTILITIES**

Heat: 2 Units, Forced Hot Air, Multi-Zone
Cool: 2 Units, Central Air, Multi-Zone Cooling
Fuel: Gas-Natural
Service: Cable TV, Fiber Optic, Garbage Extra Charge

Sewer: Public Sewer
Utilities: All Underground, Electric, Gas-Natural
Water: Public Water
WtrHt: Electric

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$19,872* / 2020* **TaxRt:** 2.638* / 2020 **BldAsmt:** \$541,400* **LndAsmt:** \$211,900* **TotAsmt:** \$753,300*
Fee: \$ / **AppFee:** \$ **FarmAsm:** **HmWrnty:** **OTP:** Fee Simple
Other: \$ / **Easement:** Yes / conservation
FeeInd:

****Info deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.****

CMA GRID Report

Residential / Condo / Coop Listings

No:	ML#	ST	Address	Town	Code	List Price	RM	BR	TBT	Acres	Lot Size	Gar	BSMT	Yr Blt	Sold Price	SP/LP	DOM
1	3772754	A	337 Spotswood Englishtrwn Rd	Monroe Twp.	2112	\$749,999	7	4	4.0	0.25	10,836 SQ.FT./0.25 AC	2	Yes	2007	\$	%	19
2	3722905	S	54 E Sedgwick St	Monroe Twp.	2112	\$569,000	10	6	3.1	0.66	28,512 SF/0.65 AC	1	Yes	2007	\$560,000	98.4%	145
3	3738132	S	136 N Bergen Mills Rd	Monroe Twp.	2112	\$675,000	12	4	3.1	3.02	3.02 ACRES	2	Yes	2000	\$675,000	100.0%	128
4	3720849	S	512 Spotswood Gravel Hill Rd	Monroe Twp.	2112	\$769,000	9	5	3.0	0.46	20,000 SQ.FT.	2	Yes	2003	\$785,000	102.0%	14
5	3681747	S	109 MASTERS DR	Monroe Twp.	2112	\$799,000	11	4	4.0	0.15	6,628 SQ.FT.	2	Yes	2013	\$770,000	96.3%	110
6	3740000	S	4 Clark Ct	Monroe Twp.	2112	\$859,900	11	5	4.0	0.70	.70 ACRES	2	Yes	1997	\$890,000	103.5%	25
7	3721106	S	11 Legends Dr	Monroe Twp.	2112	\$1,200,000	14	5	3.1	0.69	30,000 SQ.FT.	3	Yes	2004	\$1,075,000	89.5%	9

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**Info deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx **

Residential / Condo / Coop Listings
Active

Residential Listings

No:	ML#	MED	Status	Town	Address	LT SZ	Acres	List Price	Style	RM	BR	TBT	Gar	BSMT	Yr Blt	List Date	First Showing	DOM
1	3772754	49	A	Monroe Twp.	337 Spatswood Englishtown Rd	10,836 SQ.FT./25 AC	0.25	\$749,999	Contemporary	7	4	4.0	2	Yes	2007	04/01/2022		19
Totals:																	19	
Average:																	19	

This is not an appraisal and not intended to be used as an appraisal. This is a market opinion for use by the homeowner only.

Residential / Condo / Coop Listings
Sold

Residential Listings

No:	ML#	MED	Status	Town	Address	LT SZ	Acres	List Price	Style	RM	BR	TBT	Gar	BSMT	Yr Blt	Closed Date	Sold Price	Diff(+/-)	First Showing	DOM
1	3722905	22	S	Monroe Twp.	54 E Sedgwick St	28,512 SF/0.65 AC	0.66	\$569,000	Contemporary	10	6	3.1	1	Yes	2007	02/21/2022	\$560,000	-		145
2	3738132	28	S	Monroe Twp.	136 N Bergen Mills Rd	3,02 ACRES	3.02	\$675,000	Colonial	12	4	3.1	2	Yes	2000	03/18/2022	\$675,000			128
3	3720849	25	S	Monroe Twp.	542 Spatswood Gravel Hill Rd	20,000 SQ.FT.	0.46	\$769,000	Colonial	9	5	3.0	2	Yes	2003	08/23/2021	\$785,000	+		14
4	3681747	24	S	Monroe Twp.	109 MASTERS DR	6,628 SQ.FT.	0.15	\$799,000	Colonial	11	4	4.0	2	Yes	2013	07/23/2021	\$770,000	-		110
5	3740000	42	S	Monroe Twp.	4 Clark Ct	70 ACRES	0.70	\$859,900	Colonial, Detached	11	5	4.0	2	Yes	1997	11/24/2021	\$890,000	+		25
6	3721106	25	S	Monroe Twp.	11 Legends Dr	30,000 SQ.FT.	0.69	\$1,200,000	Colonial, Custom Home, Development Home	14	5	3.1	3	Yes	2004	07/29/2021	\$1,075,000	-		9
Totals:																	\$4,755,000		431	
Average:																	\$792,500		71	

This is not an appraisal and not intended to be used as an appraisal. This is a market opinion for use by the homeowner only.

Property Summary Report



Garden State MLS: **Residential/Condo/Coop**

MLS#: **3772754**

AD:

SE:

ZN:

MSJR:

STYLE: **Contemporary**

GARAGE: **2 / Attached Garage, Garage Door Opener, Inside Entrance, Oversize Garage**

RMS: **7**

EXTFT:

CO: **Middlesex**

BLDG#:

YB: **2007 / Approximate**

LSTZ: **10,836 SQ.FT./25 AC**

BDRM: **4**

STATUS: **A**

TOWN: **Monroe Twp. (2112)**

UNIT#:

CLR:

GRS:

HS:

BSMT: **Yes / Finished** LD: **04/01/2022**

CD:

ACRES: **0.25**

DOM: **19**

LP: **\$749,999**

SP: **\$**

OLP: **\$749,999**

DIR: **Google Maps**

LIV: **/ First**

DIN: **/ First**

KIT: **/ First**

FAM: **/ First**

DEN: **/ Basement**

1BD: **/ Second**

2BD: **/ Second**

3BD: **/ Second**

4BD: **/ Second**

OTH 1: **/ /**

OTH 2: **/ /**

OTH 3: **/ /**

OTH 4: **/ /**

INTER: **High Ceilings, Smoke Detector**

HEAT: **1 Unit, Forced Hot Air**

WATER: **Public Water**

SEWER: **Public Sewer**

COOL: **2 Units, Central Air**

FUEL: **Gas-Natural**

UTIL: **Electric, Gas-Natural**

FEE: **\$ /**

TAXES: **\$14,524**

TAXYR: **2021**

LNDASMT: **\$154,900**

BLDASMT: **\$395,700**

APPLF: **\$**

EASEMNT: **No**

TXRATE: **2.635**

TRTYR: **2021**

TOTASMT: **\$550,600**

Property Summary Report



Garden State MLS: **Residential/Condo/Coop**

MLS#: **3722905**

AD:

SE:

ZN:

MSJR:

STYLE: **Contemporary**

GARAGE: **1 / Attached Garage**

RMS: **10**

EXTFT:

CO: **Middlesex**

BLDG#:

YB: **2007 / Approximate**

LSTZ: **28,512 SF/0.65 AC**

BDRM: **6**

STATUS: **S**

TOWN: **Monroe Twp. (2112)**

UNIT#:

CLR:

GRS:

HS:

BSMT: **Yes / Finished, Full**

TBTH: **3.1**

MEDIA: **22**

LP: **\$569,000**

SP: **\$560,000**

OLP: **\$599,000**

LD: **06/24/2021**

CD: **02/21/2022**

ACRES: **0.66**

DOM: **145**

DIR: **Helmetta Road to E Sedgewick St.**

LIV: **/**

DIN: **/**

KIT: **/**

FAM: **/**

DEN: **/**

1BD: **/**

2BD: **/**

3BD: **/**

4BD: **/**

OTH 1: **/ /**

OTH 2: **/ /**

OTH 3: **/ /**

OTH 4: **/ /**

INTER:

HEAT: **2 Units, Forced Hot Air**

WATER: **Public Water**

SEWER: **Public Sewer**

COOL: **2 Units, Central Air**

FUEL: **Gas-Natural, Solar-Leased**

UTIL: **All Underground, Electric, Gas-Natural**

FEE: **\$ /**

TAXES: **\$10,605**

TAXYR: **2020**

LNDASMT: **\$147,800**

BLDASMT: **\$284,000**

APPLF: **\$**

EASEMNT: **No**

TXRATE: **2.638**

TRTYR: **2020**

TOTASMT: **\$431,800**

Property Summary Report



Garden State MLS: **Residential/Condo/Coop**

MLS#: **3738132**

AD:

SE:

ZN: **Res**

MSJR:

STYLE: **Colonial**

GARAGE: **2 / Built-In Garage**

RMS: **12**

EXTFT: **Deck, Patio**

CO: **Middlesex**

BLDG#:

YB: **2000 / Approximate**

LSTZ: **3.02 ACRES**

BDRM: **4**

STATUS: **S**

TOWN: **Monroe Twp. (2112)**

UNIT#:

CLR:

GRS:

HS:

BSMT: **Yes / Finished-Partially, Full**

TBTH: **3.1**

MEDIA: **28**

LP: **\$675,000**

SP: **\$675,000**

OLP: **\$849,000**

LD: **08/31/2021**

CD: **03/18/2022**

ACRES: **3.02**

DOM: **128**

DIR: **Head east on Federal Rd toward N Bergen Mills Rd. Turn right onto N Bergen Mills Rd.**

LIV: **/ First**

DIN: **/ First**

KIT: **/ First**

FAM: **/ First**

DEN: **/**

1BD: **/ Second**

2BD: **/ Second**

3BD: **/ Second**

4BD: **/ Second**

OTH 1: **/ /**

OTH 2: **/ /**

OTH 3: **/ /**

OTH 4: **/ /**

INTER: **Cathedral Ceiling, High Ceilings, Stall Shower**

HEAT: **Baseboard - Hotwater**

WATER: **Well**

SEWER: **Septic**

COOL: **Central Air**

FUEL: **Gas-Propane Owned, Oil Tank Below Ground**

UTIL: **Electric, Gas-Propane**

FEE: **\$ /**

TAXES: **\$18,106**

TAXYR: **2020**

LNDASMT: **\$190,200**

BLDASMT: **\$491,000**

APPLF: **\$**

EASEMNT: **Unknown**

TXRATE: **2.658**

TRTYR: **2020**

TOTASMT: **\$681,200**

Property Summary Report



Garden State MLS: **Residential/Condo/Coop**
 MLS#: **3720849**
 AD:
 SE: **Monroe**
 ZN:
 MSJR:
 STYLE: **Colonial**
 GARAGE: **2 / Attached Garage**
 RMS: **9**
 EXTFT: **Vinyl Fence, Patio**

CO: **Middlesex**
 BLDG#:

STATUS: **S**
 TOWN: **Monroe Twp. (2112)**
 UNIT#:
 CLR:
 GRS:
 HS:
 BSMT: **Yes / Full**
 TBTH: **3.0**
 MEDIA: **25**
 LP: **\$769,000**
 SP: **\$785,000**
 OLP: **\$769,000**
 LD: **06/15/2021**
 CD: **08/23/2021**
 ACRES: **0.46**
 DOM: **14**

DIR: **Summerhill Rd, R. on Main, L on Devoe, R on Erickson ,L on Spotswood Gravel Hill.**

LIV: / DIN: / KIT: / FAM: / DEN: /
 1BD: / 2BD: / 3BD: / 4BD: /
 OTH 1: / / OTH 2: / / OTH 3: / / OTH 4: / /

INTER:

HEAT: **Forced Hot Air, Multi-Zone** WATER: **Public Water** SEWER: **Public Sewer**
 COOL: **Central Air, Multi-Zone Cooling** FUEL: **Gas-Natural** UTIL: **All Underground**

FEE: \$ / TAXES: **\$15,495** TAXYR: **2020** LNDASMT: **\$225,900** BLDASMT: **\$361,500**
 APPLF: \$ EASEMNT: **Unknown** TXRATE: **2.638** TRTYR: **2020** TOTASMT: **\$587,400**

Property Summary Report



Garden State MLS: **Residential/Condo/Coop**
 MLS#: **3681747**
 AD:
 SE:
 ZN:
 MSJR:
 STYLE: **Colonial**
 GARAGE: **2 / Attached Garage**
 RMS: **11**
 EXTFT: **Patio**

CO: **Middlesex**
 BLDG#:

STATUS: **S**
 TOWN: **Monroe Twp. (2112)**
 UNIT#:
 CLR:
 GRS:
 HS:
 BSMT: **Yes / Finished**
 TBTH: **4.0**
 MEDIA: **24**
 LP: **\$799,000**
 SP: **\$770,000**
 OLP: **\$799,000**
 LD: **12/04/2020**
 CD: **07/23/2021**
 ACRES: **0.15**
 DOM: **110**

DIR: **Country Club Dr to Kings Mill to Riviera to Tournament to Masters**

LIV: / First DIN: / First KIT: / First FAM: / First DEN: / First
 1BD: / First 2BD: / Second 3BD: / Second 4BD: / Second
 OTH 1: / / OTH 2: / / OTH 3: / / OTH 4: / /

INTER: **Security System, Stall Shower And Tub, Walk-In Closet**

HEAT: **Forced Hot Air, Multi-Zone** WATER: **Public Water** SEWER: **Public Sewer**
 COOL: **Central Air, Multi-Zone Cooling** FUEL: **Gas-Natural** UTIL: **Gas-Natural**

FEE: **\$392 / Monthly** TAXES: **\$12,726** TAXYR: **2019** LNDASMT: **\$120,000** BLDASMT: **\$398,200**
 APPLF: \$ EASEMNT: **Unknown** TXRATE: **2.456** TRTYR: **2019** TOTASMT: **\$518,200**

Property Summary Report



Garden State MLS: **Residential/Condo/Coop**
 MLS#: **3740000**
 AD:
 SE:
 ZN:
 MSJR:
 STYLE: **Colonial, Detached**
 GARAGE: **2 / Attached Garage**
 RMS: **11**
 EXTFT:

CO: **Middlesex**
 BLDG#:

STATUS: **S**
 TOWN: **Monroe Twp. (2112)**
 UNIT#:
 CLR:
 GRS:
 HS:
 BSMT: **Yes / Finished, Full, Walkout**
 TBTH: **4.0**
 MEDIA: **42**
 LP: **\$859,900**
 SP: **\$890,000**
 OLP: **\$859,900**
 LD: **09/10/2021**
 CD: **11/24/2021**
 ACRES: **0.70**
 DOM: **25**

DIR: **Pergola to Dipierro to Dante to Clark**

LIV: / First DIN: / First KIT: / First FAM: / First DEN: /
 1BD: / First 2BD: / Second 3BD: / Second 4BD: / Second
 OTH 1: / Bedroom / Basement OTH 2: / Kitchen / Basement OTH 3: / Bathroom / Basement OTH 4: / Bedroom / Basement

INTER:

HEAT: **Forced Hot Air** WATER: **Public Water** SEWER: **Public Sewer**
 COOL: **Central Air** FUEL: **Gas-Natural** UTIL: **All Underground**

FEE: \$ / TAXES: **\$15,854** TAXYR: **2020** LNDASMT: **\$231,700** BLDASMT: **\$364,800**
 APPLF: \$ EASEMNT: **Unknown** TXRATE: **2.658** TRTYR: **2020** TOTASMT: **\$596,500**

Property Summary Report



Garden State MLS: **Residential/Condo/Coop**

MLS#: **3721106**

AD:

SE: **The Legends of Monroe**

ZN:

MSJR:

STYLE: **Colonial, Custom Home, Development Home**

GARAGE: **3 / Attached Garage, Built-In Garage, Garage Door Opener, Oversize Garage**

RMS: **14**

EXTFT: **Curbs, Deck, Open Porch(es), Patio, Sidewalk, Underground Lawn Sprinkler**

CO: **Middlesex**

BLDG#:

YB: **2004 / Approximate**

LSTZ: **30,000 SQ.FT.**

BDRM: **5**

STATUS: **S**

MEDIA: **25**

TOWN: **Monroe Twp. (2112)**

UNIT#:

CLR:

GRS:

HS:

BSMT: **Yes / Full** LD: **06/17/2021**

LP: **\$1,200,000**

SP: **\$1,075,000**

OLP: **\$1,200,000**

CD: **07/29/2021**

TBTH: **3.1**

ACRES: **0.69**

DOM: **9**

DIR: **Legends Drive**

LIV: / DIN: /

KIT: /

FAM: /

DEN: /

1BD: /

2BD: /

3BD: /

4BD: /

OTH 1: / /

OTH 2: / /

OTH 3: / /

OTH 4: / /

INTER: **Cathedral Ceiling, High Ceilings, Intercom, Security System, Skylight, Smoke Detector, Stall Shower And Tub, Walk-In Closet**

HEAT: **2 Units, Forced Hot Air, Multi-Zone**

WATER: **Public Water**

SEWER: **Public Sewer**

COOL: **2 Units, Central Air, Multi-Zone Cooling**

FUEL: **Gas-Natural**

UTIL: **All Underground, Electric, Gas-Natural**

FEE: \$ /

TAXES: **\$19,872**

TAXYR: **2020**

LNDASMT: **\$211,900**

BLDASMT: **\$541,400**

APPLF: \$

EASEMNT: **Yes**

TXRATE: **2.638**

TRTYR: **2020**





TOTASMT: **\$753,300**

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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.





CMA Vertical Report

CMA

	53 Brandon Ave Monroe Twp.	337 Spotswood Englishtown Rd Monroe Twp.	54 E Sedgwick St Monroe Twp.	136 N Bergen Mills Rd Monroe Twp.
				
Status	I	A	S	S
List Price	00	749,999	569,000	675,000
Primary Style				
Yr Built/Desc		2007	2007	2000
Rooms		7	10	12
Bed Rooms		4	6	4
Total Baths		4.0	3.1	3.1
Bldg / Unit				
Section				
Lot Size	26,000 SQ.FT.	10,836 SQ.FT./25 AC	28,512 SF/0.65 AC	3.02 ACRES
Acres	0.60	0.25	0.66	3.02
Garage / Desc		Attached Garage, Garage Door Opener, Inside Entrance, Oversize Garage	Attached Garage	Built-In Garage
Base / Desc		Finished	Finished, Full	Finished-Partially, Full
Pool / Desc				In-Ground Pool
Firepl / Desc				Great Room, Living Room, Wood Burning
Kit Lev / Dim	/	First/ Center Island, Pantry, Separate Dining Area	/ See Remarks	First/ Center Island, Eat-In Kitchen, Separate Dining Area
Kitchen Area				
Din Lev / Dim	/	First/ Formal Dining Room	/	First/ First/
Dining Area				
Liv Lev / Dim	/	First/ Second/	/	First/ First/
Fam Lev/ Dim	/		/	Second/ Full Bath, Walk-In Closet
MBR Lev/Dim	/	Full Bath, Walk-In Closet	/	Stall Shower And Tub
Master Bedroom		Stall Shower And Tub		Baseboard - Hotwater
Master Bath		1 Unit, Forced Hot Air	2 Units, Forced Hot Air	Central Air
Heat / Fuel		2 Units, Central Air	2 Units, Central Air	Septic
Cool		Public Sewer	Public Sewer	Well
Sewer		Public Water	Public Water	Electric, Gas-Propane
Water		Electric, Gas-Natural	All Underground, Electric, Gas-Natural	Unknown/
Utility		No/	No/	18,106
Ease / Desc	/	14,524	10,605	2020
Taxes	19,666	2021	2020	2.638
Tax Year	2021	2.635	2020	2020
Tax Rate	2.635	2021	284,000	491,000
Tax Rate Year	2021	395,700	147,800	190,200
Bld Asmt	514,500	550,600	431,800	681,200
Land Asmt	231,000			
Tot Asmt/Farm	745,500			
Amenities				
App Fee	00			
MainFee/Freq	/	/	/	/
Fee Includes				
Home Warran		No		
Possession		Flexible	30 days	At Closing
Listing Date		04/01/2022	06/24/2021	08/31/2021
Contract Date				
Days on Mkt		19	145	127
Closing Date			02/21/2022	03/18/2022
Original LP	00	749,999	599,000	849,000
Sold Price			560,000	675,000
55+ (FHA Compliant)		No	No	No

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**Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx. **

	53 Brandon Ave Monroe Twp.	512 Spotswood Gravel Hill Rd Monroe Twp.	109 MASTERS DR Monroe Twp.	4 Clark Ct Monroe Twp.
CMA				
Status	I	S	S	S
List Price	00	769,000	799,000	859,900
Primary Style				
Yr Built/Desc		2003	2013	1997
Rooms		9	11	11
Bed Rooms		5	4	5
Total Baths		3.0	4.0	4.0
Bldg / Unit				
Section		Monroe		
Lot Size	26,000 SQ.FT.	20,000 SQ.FT.	6,628 SQ.FT.	.70 ACRES
Acres	0.60	0.46	0.15	0.70
Garage / Desc		Attached Garage	Attached Garage	Attached Garage
Base / Desc		Full	Finished	Finished, Full, Walkout
Pool / Desc			Association Pool, Indoor Pool, In-Ground Pool, Outdoor Pool	In-Ground Pool
Firepl / Desc		Gas Fireplace	Family Room	Gas Fireplace, Living Room
Kit Lev / Dim	/	Eat-In Kitchen, Pantry, Separate Dining Area	First/	First/
Kitchen Area			Eat-In Kitchen	Eat-In Kitchen
Din Lev / Dim	/	/	First/	First/
Dining Area		Formal Dining Room	Formal Dining Room	Formal Dining Room
Liv Lev / Dim	/	/	First/	First/
Fam Lev/ Dim	/	/	First/	First/
MBR Lev/Dim	/	/	First/	First/
Master Bedroom			Full Bath, 1st Floor, Walk-In Closet	Sitting Room, Walk-In Closet
Master Bath			Stall Shower And Tub	
Heat / Fuel		Forced Hot Air, Multi-Zone	Forced Hot Air, Multi-Zone	Forced Hot Air
Cool		Central Air, Multi-Zone Cooling	Central Air, Multi-Zone Cooling	Central Air
Sewer		Public Sewer	Public Sewer	Public Sewer
Water		Public Water	Public Water	Public Water
Utility		All Underground	Gas-Natural	All Underground
Ease / Desc	/	Unknown/	Unknown/	Unknown/
Taxes	19,666	15,495	12,726	15,854
Tax Year	2021	2020	2019	2020
Tax Rate	2.635	2.638	2.456	2.658
Tax Rate Year	2021	2020	2019	2020
Bld Asmt	514,500	361,500	398,200	364,800
Land Asmt	231,000	225,900	120,000	231,700
Tot Asmt/Farm	745,500	587,400	518,200	596,500
Amenities			Billiards Room, Club House, Exercise Room, Pool-Indoor, Pool-Outdoor, Tennis Courts	
App Fee	00		392/Monthly	
MainFee/Freq	/	/	Maintenance-Common Area, Maintenance-Exterior, Snow Removal	/
Fee Includes				
Home Warran		Yes		
Possession		At closing	TBD	settlement
Listing Date		06/15/2021	12/04/2020	09/10/2021
Contract Date				
Days on Mkt		14	110	25
Closing Date		08/23/2021	07/23/2021	11/24/2021
Original LP	00	769,000	799,000	859,900
Sold Price		785,000	770,000	890,000
55+ (FHA Compliant)		No	Yes	No

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Info, deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

CMA GRAPH



Graph By List Price

ML#	OLP	LP	SP	DOM	Address	Town	Status	RMS	BRS	BTH	GAR	BSMT
3772754	\$749,999	\$749,999		19	Spotswood Englishtown Rd 337	Monroe Twp.	A	7	4	4.0	2	Y
3722905	\$599,000	\$569,000	\$560,000	145	E Sedgwick St 54	Monroe Twp.	S	10	6	3.1	1	Y
3738132	\$849,000	\$675,000	\$675,000	128	N Bergen Mills Rd 136	Monroe Twp.	S	12	4	3.1	2	Y
3720849	\$769,000	\$769,000	\$785,000	14	Spotswood Gravel Hill Rd 512	Monroe Twp.	S	9	5	3.0	2	Y
3681747	\$799,000	\$799,000	\$770,000	110	MASTERS DR 109	Monroe Twp.	S	11	4	4.0	2	Y
3740000	\$859,900	\$859,900	\$890,000	25	Clark Ct 4	Monroe Twp.	S	11	5	4.0	2	Y
3721106	\$1,200,000	\$1,200,000	\$1,075,000	9	Legends Dr 11	Monroe Twp.	S	14	5	3.1	3	Y

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Info, deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

CMA GRAPH

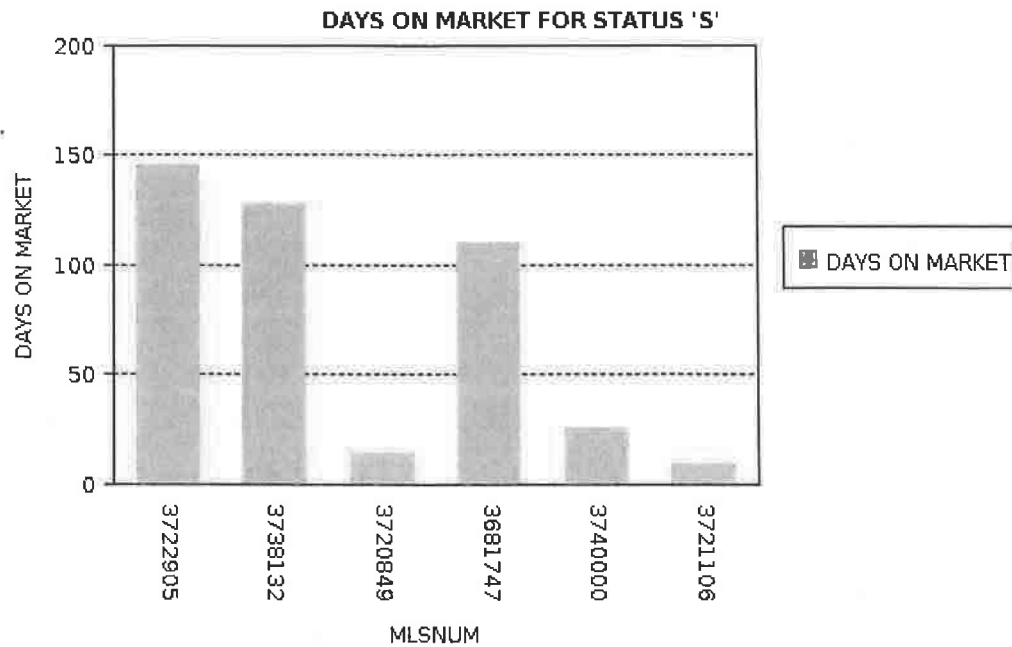


Graph By DOM

ML#	OLP	LP	SP	DOM	Address	Town	Status	RMS	BRS	BTH	GAR	BSMT
3772754	\$749,999	\$749,999	19		Spotswood Englishtown Rd 337	Monroe Twp.	A	7	4	4.0	2	Y

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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.



Graph By Sold Data

ML#	OLP	LP	SP	DOM	Address	Town	Status	RMS	BRS	BTH	GAR	BSMT
3722905	\$599,000	\$569,000	\$560,000	145	E Sedgwick St 54	Monroe Twp.	S	10	6	3.1	1	Y
3738132	\$849,000	\$675,000	\$675,000	128	N Bergen Mills Rd 136	Monroe Twp.	S	12	4	3.1	2	Y
3720849	\$769,000	\$769,000	\$785,000	14	Spotswood Gravel Hill Rd 512	Monroe Twp.	S	9	5	3.0	2	Y
3681747	\$799,000	\$799,000	\$770,000	110	MASTERS DR 109	Monroe Twp.	S	11	4	4.0	2	Y
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3721106	\$1,200,000	\$1,200,000	\$1,075,000	9	Legends Dr 11	Monroe Twp.	S	14	5	3.1	3	Y

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Info: deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.



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Repair list and estimated costs f
53 Brandon Ave, Monroe Twp., NJ 08831

Exterior

<i>Front stoop needs replacement missing mortar And bricks.</i>	<i>Estimated cost</i>	<i>\$8,000</i>
<i>Back patio needs replacement-</i>	<i>Estimated cost</i>	<i>\$15,000</i>
<i>Fencing broken and missing portions needs replacement.</i>		<i>\$20,000</i>
<i>Front walkway needs replacement.</i>		<i>\$ 8,500</i>
<i>Interior- Front door needs replacement.</i>		<i>\$12,000</i>
<i>2-story interior staircase needs replacement.</i>		<i>\$18,000</i>
<i>Kitchen counter top and sink need replacement.</i>		<i>\$4,000</i>
<i>Interior needs painting</i>		<i>\$8,400</i>
<i>Basement bath not functioning needs repair.</i>	<i>Estimated cost</i>	<i>\$ 8,000</i>
<i>Basement flooring needs replacement.</i>	<i>Estimate cost</i>	<i>\$ 2,500</i>
<i>Total cost of repairs:</i>		<i>\$104,400</i>



Toll Free: 1-866-772-9900
Phone: 609-655-9222
174 Prospect Plains Rd. • Monroe Twp., NJ 08831
Fax: 609-655-9255

37 N. Main St. • Cranbury, NJ 08512
Fax: 609-235-4663

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
**CAPTION IN COMPLIANCE WITH D.N.J. LBR
9004-2(C)**

THE LAW OFFICE OF EDWARD HANRATTY
EDWARD HANRATTY, ESQ. (052151997)
57 W. MAIN STREET, SUITE 2D
FREEHOLD NJ 07728
732-866-6655

IN RE:

ELIEZER MORDAN

CASE NO.: 22-10573
HEARING DATE:
JUDGE: MBK

CERTIFICATION IN SUPPORT OF INCOME

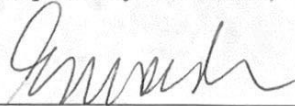
I, Eliezer Mordan, debtor in the above captioned matter, and as such fully familiar with the facts set forth herein. I make this certification in support of my income.

1. On January 25, 2022, I filed a Chapter 13 Bankruptcy.
2. My income has decreased because I have an 11 year old autistic child with frequent behavioral outbursts who was unstable for months and my night shift interfered with the home structure he needs to remain stable. He would stay up at night waiting for me to come home.
3. My son has improved dramatically since I started working day shifts in March.
4. I am his sole caregiver. His father does not take overnight parenting time with him for the past two (2) years.

I hereby certify that the foregoing statement made by me are true, I am aware that if they are found to be willfully false, I am subject to punishment.

Respectfully Submitted,

Date: 8/12/2022.


ELIEZER MORDAN, DEBTOR

Debtor Name(s): Eliezer Mordan

Case Number: 22-10573-MBK

Business Name: Eliezer Mordan

Quarter: 1st 2nd 3rd 4th 200

Profit & Loss Statement

INCOME

Gross Receipts / Sales \$ 27,000.00 (1)

Other Income

Asset Sales \$ _____ (2)

Loan Proceeds \$ _____ (3)

Rent Proceeds \$ _____ (4)

Tax Refunds \$ _____ (5)

Other: _____ \$ _____ (6)

Total Income

(add lines 1 through 6)

\$ 27,000.00 (7)

EXPENSE

(do not list chapter 13 payment)

Business Rent / Lease \$ _____ (8)

Employee Wages \$ 11,000.00 (9)

Employee Benefits \$ _____ (10)

Equipment Leases

Auto \$ _____ (11)

Truck \$ _____ (12)

Other: _____ \$ _____ (13)

Purchases

Equipment \$ _____ (14)

Inventory \$ _____ (15)

Supplies \$ _____ (16)

Other: _____ \$ _____ (17)

Utilities

Electric \$ _____ (18)

Gas \$ _____ (19)

Internet \$ _____ (20)

Telephone \$ _____ (21)

Repairs and Maintenance	\$ _____	(22)	
Professional Fees			
Accounting	\$ 1,100.00	(23)	For completion of 2021 Taxes April 2022
Legal	\$ _____	(24)	
Insurance			
Liability	\$ _____	(25)	
Property	\$ _____	(26)	
Vehicle	\$ _____	(27)	
Worker's Comp	\$ _____	(28)	
Other: _____	\$ _____	(29)	
Taxes			
Payroll	\$ _____	(30)	
Sales IRS	\$ 10,750.00	(31)	
Other: NJ Tax	\$ 1,000.00	(32)	
Miscellaneous			
Fuel	\$ _____	(33)	
Postage	\$ _____	(34)	
Travel	\$ _____	(35)	
Other 1: CME	\$ 1,900.00	(36)	
Other 2: Meals	\$ 818.37	(37)	
Other 3: Travel	\$ 762.21	(38)	
Expass/gas			
Total Expense			\$ 27,330.58 (39)
(add lines 8 through 38)			

NET INCOME

\$ -330.58

(subtract line 39 from line 7)

I / We certify that the foregoing information is true and correct to the best of my / our knowledge and belief. If this information is willfully false, I / we understand that I am / we are subject to punishment.

Debtor 1

Date

Debtor 2

Date